

KANAB PLANNING COMMISSION MEETING

DECEMBER 16, 2014

KANE COUNTY COMMISSION CHAMBERS

PRESENT: Chairman Teresa Trujillo, Joan Thacher, Arlon Chamberlain, Byard Kershaw, Mike Downward, Jeff Yates, Staff Member Levi Roberts of Five County, Gary McBride Business Land Use Coordinator, Jeff Stott of Kanab City Legal Council, Representative Kent Burggraaf for the City Council, and secretary Katherine Ohlwiler.

MEETING STARTED AT 6:31 PM

APPROVAL OF MINUTES: Byard Kershaw made a motion to approve the minutes of December 2, 2014 with the change of removing “under the circumstances” of the last sentence under the staff report section. Mike Downward 2nd the motion. Motion passed unanimously.

PUBLIC COMMENT: None

PUBLIC HEARING KANAB CITY GENERAL PLAN: Byard Kershaw made a motion to go in and out of public hearing as needed. Joan Thacher 2nd the motion. Motion passed unanimously.

Levi Roberts prepared a presentation summarizing the staff report. These are the three required elements of The General Plan: the land use element, transportation and traffic circulation element, and the moderate income housing element. And any other element that the municipality considers appropriate. Levi Roberts continued to go over the updates and changes to each chapter of The General Plan. Caralee Woods had a question about one of the bullet points in chapter 8 referring to communications and Garkane’s influence in Kanab. Levi Roberts explained the reason on why the wording was wrong in that section. Charlie Saba wondered why chapters 5 & 6 were skipped. Levi Roberts explained that those chapters weren’t skipped, they were referenced.

Kent Burggraaf wondered if Levi Roberts eliminated what Ken Young’s findings were of the Kanab General Plan. Levi Roberts said that he summarized what the Planning Commission had decided and also kept the same format as Ken Young. Byard Kershaw wondered if there is a glossary of acronyms for the General Plan. Mike Downward said that there should be an explanation of acronyms within the paragraph the first time it is used in those chapters as needed. Joan Thacher was curious if the city paid Ken Young for his services with the revision of the Kanab General Plan. Kent Burggraaf explained that the city did pay his allotted amount although he won’t come back to fulfill his contracted time because Levi Roberts has been able to be there for the meetings more and has been able to hear the feedback of the Planning Commission on the revision to the General Plan.

FINDINGS: The currently adopted Kanab City General Plan is outdated and in need of revisions. The proposed update is more reflective of current community goals as expressed during public involvement

activities. The proposed update more accurately portrays existing conditions in the community. The proposed update re-addresses the feasibility of strategies and actions given the City's limited resources. The proposed update is more succinct and readable for users of the General Plan including the general public. Jeff Yates made a motion to recommend to the Kanab City Council amendments to the Kanab City General Plan as provided in the document that they will be receiving. Byard Kershaw 2nd the motion. Motion passed unanimously.

CONDITIONAL USE PERMIT MOUNTAIN AMERICA ELECTRONIC MESSAGING COMPONENT OF

MONUMENT SIGN: Gary McBride explained the circumstances with the Electronic Messaging sign. The Planning Commission took a look at the conditions listed in Chapter 8 Section B of the Land Use Ordinance. They found that all these conditions were met and the sign also complied with the state law. Byard Kershaw made the motion to grant the conditional use permit to Mountain America Credit Union for the electronic messaging component of the monument sign with the findings of Chapter 8 Section B and conditions that it complies with the state law and local ordinances. Jeff Yates 2nd the motion. Motion passed unanimously.

ELECTION OF NEW COMMISSION CHAIR: Joan Thacher nominated Teresa Trujillo for the Chairman position. Teresa Trujillo accepted the nomination.

ELECTION OF NEW COMMISSION VICE CHAIR: Jeff Yates nominated Joan Thacher for Chair Elect. Joan Thacher accepted the nomination.

STAFF REPORT: None

COMMISSION MEMBER REPORT: None

COUNCIL MEMBER LIASON REPORT: Kent Burggraaf explained that City Council had a discussion to consider reducing the number of members on the Planning Commission. He said three people are interested and that the Mayor would be making a decision.

Jeff Yates made a motion to adjourn.

Chairman

Date